

TOWN OF WINTON

1980 - 1990

LAND USE PLAN

EXECUTIVE SUMMARY

COASTAL ZONE
INFORMATION CENTER

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1981

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SYNOPSIS OF THE LAND USE PLAN OF
WINTON, NORTH CAROLINA: 1980-1990

I. Why Plan for the Town of Winton?

Winton was established as the County seat of Hertford County in 1764 and incorporated as a Town in 1787. Located on the Chowan River, it was the first area of Hertford County to experience commercial growth, as a center for waterborne transportation exports and imports.

Its setting on the shores of the Chowan and its historic heritage still make Winton a pleasant home for 825 people, at the heart of a township which contains 2007 more persons. The location of new industries and an increase in the governmental sector provide opportunities for growth in this small rural community.

Analysis of future demand shows that the Town is projected to increase to a population of 993 during the 10 year planning period. This will require an additional 75 homes inside the town and its unofficial one-mile planning area. These units should provide housing for the expanding industrial base in the township and compliment the Town's commitment to provide services to developers, particularly at the industrial park site on Hwy. 158/45.

II. Background.

Winton is recently the scene of impressive community development projects including installation of a new water system, development of fifty-one units of low income housing, development of one of Region Q's two Centers for Senior Citizens, and receiving federal funding priority for installation of a new land-based wastewater treatment system.

As part of its development guidance system, Winton has adopted a zoning ordinance, developed subdivision regulations, a housing plan, and participated in several county planning and development studies.

In 1980, the Town Board of Commissioners received a grant under the Coastal Area Management Act for preparation of the Land Use Plan for the Town of Winton: 1980-1990. This brief synopsis describes the purposes of that plan, its land classification scheme, the plan's information base, and briefly outlines responsibility for implementation of the Plan.

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III. Purposes of the Land Use Plan.

The plan, then is the pivotal statement of policy for use by local, state and federal officials in decisions regarding Winton's development over the next 10 years. Additionally, it is an important piece in the Land Planning efforts of Hertford County and an important element in the state's plan for rational and coordinated management of coastal resources.

The Coastal Area Management Act upon which this plan is based, works to protect areas of statewide concern within the coastal area. In the unofficial Winton planning district, estuarine waters and shoreline, have been designated for such protection. The Act also, through its guidelines for land use planning (15 NCAC 7B), sets forth important principles of land use planning which have been emphasized in the Land Use Plan for the Town of Winton: 1980-1990.

1. This plan has environmental protection as a priority in its own right, while at the same time, advocates appropriate economic and community development.
2. This plan is based upon real citizen participation in the planning process, through the Town Board of Commissioners, citizen survey and public meetings.
3. This plan has a strong action orientation. Policies are stated as desired situations toward which the Town Board is willing to work.
4. This plan is a sound basis for continuation of earlier work in Winton to improve the community for those who live and visit there.
5. This plan is designed for continuous improvement as new information becomes available. It is to be updated at least once every five years, and more frequently, if required by the Town Board.

These purposes and principles are represented in the heart of the Land Use Plan for the Town of Winton, Section II, which sets forth explicit policy statements for the future. The goals of each major policy section are briefly listed below, leaving the reader to gain detail, alternatives considered, and implementation strategies from the Land Use Plan itself. The Plan may be obtained by contacting Joyce Sexton, Town Clerk, 358-3041.

Resource Protection Policies.

Safeguard and perpetuate the biological social, economic and aesthetic value of the community's estuarine waters and estuarine shoreline.

Provide adequate wastewater treatment facilities in the Town of Winton.

Direct development with proper consideration of soils, particularly with regard to density of development.

Protect areas prone to severe flooding from improper development.

Direct development so as to protect areas of greater than 12% slope.

Discourage extension of public services and facilities into prime farm land and otherwise appropriately preserve prime farm land.

Protect areas now potentially usable for commercial forestry through proper direction of community facilities and associated development financing.

Bolster protective and restorative efforts among owners of potentially historic properties.

Rid the town of selected man-made hazards, particularly the dilapidated and uninhabitable vacant structures.

Require development occurring near shorelines subject to erosion be set back from the shoreline a distance determined adequate to minimize erosion on a case-by-case basis, consistent with CAMA Guidelines for AEC's.

Resource Production Policies.

Set aside prime farm land through agricultural zoning and restrictive covenants so as to keep such land available for production.

Develop the potential for commercial forestry only in parts of the Winton planning area which are not designated for community and economic development.

Enhance the productiveness of commercial fishing activity in the Chowan River through support of federal and state programs dealing with management and production.

Economic and Community Development Policies.

Achieve levels, types, and patterns of economic and community development which are consistent with the historic character of the Town, raise local employment levels, and otherwise contribute to the local economic base, so as to implement the Land Classification Map.

Support efforts to recruit light industry to the nearby industrial park.

Provide municipal services to development as an encouragement to new development in the Winton area, on a selective basis.

Develop permanent residences in the older parts of Town, while establishing areas for development of multi-family units.

Promote commercial development chosen by the citizen's survey and in the pattern prescribed in the Land Classification Map.

Develop cultural and institutional land uses as shown on the Land Classification Map, primarily near where such developments now exist.

Concentrate agricultural and forestry uses outside the existing Town limits as shown on the Land Classification Map.

Undertake strategies to redevelop the existing Town, especially the business district.

Support selected state and federal programs in the Winton planning area.

Prevent the location of large energy facilities within the one-mile planning area.

Permit development of a public/private waterfront access point as stipulated in the Land Use Plan.

Continuing Citizen Participation Policies.

To achieve meaningful participation in land-use and related planning matters in the Town of Winton and its planning area.

Other Policies.

Achieve better intergovernmental coordination with respect to development policies, budgeting, and implementation, particularly with Hertford County government.

In the Winton Land Use Plan, each of these broad policy directions are prefaced with a narrative which integrates the best available data; results from the citizen survey and field examinations, Town Board work sessions, and interviews with local, regional, and state officials; examination of current plans; and consultant assessment. Under each major section, alternative policies which the Town Board considered are presented, with the chosen policy and often a more specific statement of intent (objective), and chosen implementation strategies.

As noted in the Plan, the Town has basically six methods of implementing the plan and thereby guiding development in the patterns desired. These options include fiscal policy (taxation), regulation (such as zoning), provision of capital improvements (water extension policy), condemnation (which could be used for purposes of protecting public safety and health and promoting the public good), purchase (which could be used in order to provide public access or increasing recreational land use) and persuasion (such as working with private owners to attract proper development upon voluntary sale).

From among these six options, the Land Use Plan for the Town of Winton relies upon improving its capacity to extend services to development, persuasion to implement its policies, and local ordinances and state and federal regulations, such as CAMA. Taken together, the implementation strategies represent a coordinated effort to stimulate rather than overly regulate development in the community over the next ten years.

IV. Land Classification.

The Land Classification Map for the Town of Winton and its unofficial one-mile planning area designated land within the five standard categories of: developed; transition; community; rural; and conservation, and presents special sub-categories for the transition and rural categories. (See map on page 44).

As shown on the Land Classification Map, the already incorporated area is designated "developed" since it is served by public water and wastewater and fire protection, has a zoning ordinance, and a Town Board dedicated to community development.

In order to be most clear about types of development desired, the "transition" category is sub-divided to promote or stimulate development in areas which were anticipated or recommended for potential extension of public services. "Mixed" uses, and "industrial" uses are thus promoted in areas outside the current Town limits under the modified "transition" category.

There are no areas designated as "community" within the planning area, since there are no unincorporated clusters of development within the one-mile area that will not require water and sewer services.

Primarily because of the Town's policy of preventing mining activity within the one-mile planning area, the rural category was sub-divided to include only agricultural and residential uses within the "rural production" areas of the planning districts.

Finally, the resource protection policies related to the community's estuarine waters and shorelines rendered them to be designated as "conservation", stipulating that no public funds, either direct or indirect, are to be used to encourage development in the waters of Bath and Back Creek or within the salt marshes themselves. This category includes all surface waters.

V. Information Base.

The remainder of the Winton Land Use Plan provides the information base upon which the aforementioned policy statements and Land Classification Map were developed by the Town Board. Data and analyses are presented regarding the Town's population and economy; existing land use, current plans, policies, and regulations; constraints to development imposed by the land and by community facilities, and estimates of future demand. The Appendix also includes material related to the construction of that information base, notably excerpts from the CAMA regulations and the citizen survey questionnaire.

VI. The Winton Land Use Plan and You.

The Winton Land Use Plan, then, provides a sound basis upon which future development, production, and preservation decisions can be made within the context of the total community. It provides a visual pattern of desired development, and contains a comprehensive array of action instruments for carrying out its policies. Beyond that, the Plan is dependent mostly upon the elected officials, and ultimately upon the citizens of the planning area to work towards its fulfillment. Additionally it is the responsibility of private developers and state and federal governmental agencies to consult this plan for the Town of Winton as a statement by local citizens of the manner in which they want their community to grow and prosper.

